

# West Bountiful Municipal Code

## **Chapter 17.20 RESIDENTIAL DISTRICT, R-1-22**

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### **17.20.010 Purpose.**

The residential district R-1-22 is established to provide for very low density single-family residential neighborhoods of spacious and uncrowded character. The regulations of this chapter provide for single-family dwellings and, with proper concern for potential impact, special residential developments, and certain public and quasi-public activities that will serve the needs of families. The regulations are intended to preserve and enhance residential character and lifestyle. (Prior code § 9-8-1)

### **17.20.020 Permitted uses.**

#### **The following uses are permitted in residential districts, R-1-22:**

- A. Agricultural;
- B. Single-family dwellings;
- C. Farm animals, see Section 17.20.080; and
- D. Residential facility for persons with a disability. (Ord. 251-98 (part); prior code § 9-8-2)

### **17.20.030 Conditional uses.**

#### **The following uses are conditional in residential districts, R-1-22:**

- A. Child day care or nursery;

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- B. Flag lot;
- C. Home occupation;
- D. Planned unit development;
- E. Public, quasi-public uses; and
- F. Residential facility for elderly persons. (Ord. 251-98 (part): prior code § 9-8-3)

### **17.20.040 Area, width and frontage regulations.**

**The following area, width and frontage regulations apply in residential district R-1-22:**

- A. Minimum residential lot size shall be one-half acre;
- B. Minimum lot width at the front yard setback line shall be eighty-five (85) feet; and
- C. Minimum lot frontage shall be fifty (50) feet. (Prior code § 9-8-4)

### **17.20.050 Yard regulations.**

**The following yard regulations apply in residential district R-1-22:**

- A. Front Yard. Minimum front yard setback for all structures shall be thirty (30) feet;
- B. Side Yard. Minimum side yard setback for any one side shall be ten (10) feet for any one side, and a combined total of twenty-four (24) feet for both sides, for all main structures. Minimum side yard setback for accessory structures shall be six (6) feet, unless fire coded (three (3) feet minimum if fire code is used), or unless otherwise approved through a conditional use permit by the planning commission. On corner lots, the side yard facing the street shall be not less than twenty (20) feet; and
- C. Rear Yard. The minimum rear yard for all main structures shall be thirty (30) feet. Minimum rear yard setback for accessory structures shall be six (6) feet, unless fire coded (three (3) feet minimum if fire code is used), or unless otherwise approved through a conditional use permit by the planning commission. (Prior code § 9-8-5)
- D. Distance Between Main Structures and Accessory Buildings. The minimum distance between all main structures and accessory use buildings shall be ten (10) feet, unless otherwise approved through a conditional use permit by the planning commission.
- E. No Buildings on Recorded Easements. Main structures and permanent accessory buildings shall not be built on or over any recorded easement (i.e. Public Utility Easements, etc).

(Revisions approved by the City Council on Feb. 17th, 2009 by Ord. 308-09)

### **17.20.060 Height regulations.**

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No main structure shall be erected to a height greater than thirty-five (35) feet as measured from the lowest finished ground level to the highest roof structure including chimney structures. Accessory buildings shall not be erected to a height greater than one story or twenty (20) feet, whichever is lower, or be higher or contain greater square foot floor area than the principal building to which it is accessory unless otherwise approved through a conditional use permit issued by the planning commission. (Ord. 264-00 (part); prior code § 9-8-6)

### **17.20.070 Density.**

The maximum net density allowed shall be no more than two units per acre. (Prior code § 9-8-7)

### **17.20.080 Farm animal regulations.**

A. Large and medium farm animals and fowl may be kept for family use outside dwellings; provided, that all pens, barns, coops, stables or similar structures are located not less than ten (10) feet from any property line and seventy-five (75) feet from any neighboring dwellings.

B. Farm animals and fowl may be kept on properties with a minimum area of one acre, according to the following schedule:

For each acre, a parcel shall be eligible to contain or house animals rating one hundred (100) points (or prorated for any part thereof).

1. Large animals such as horses and cows: forty (40) points each;
2. Medium animals such as sheep and goats: twenty (20) points each;
3. Small animals such as ducks, chickens, geese, rabbits and turkeys: four points each; and
4. Pigs (provided that pens are located at least two hundred (200) feet from neighboring dwellings): forty (40) points each.

C. All animals must be kept in an area enclosed by a fence or structure sufficient to prohibit escape. All manure, droppings or other waste or debris must be kept from becoming offensive, annoying or a health hazard. Premises and structures must be maintained in a normal, safe, reasonable, sightly and healthful condition consistent with the intent of this title and other applicable ordinances of the city and county.

D. Failure to maintain areas where farm animals are kept in a normal, reasonable, sightly and healthful condition shall invalidate any use specified in this section and shall subject the owner to penalties and/or fines as specified elsewhere in this title. (Prior code § 9-8-8)

### **17.20.090 Outdoor storage.**

Storage shall be accomplished entirely within an enclosed structure or as provided by the zoning matrix following this title. (Ord. 269-00 (part); prior code § 9-8-9)